

Planning Statement: Reserved Matters Compliance

Land off Kennel Lane, Witherley

February 2026



Document Control:

Version	Date	Author	Approved by	Revision details
01	27/01/2026	PJ (MRTPI)	SW (MRTPI)	-

Client:

Cameron Homes

Limitations and Copyright:

This report has been prepared by Evolve Planning and Design Ltd (town planning consultancy) exclusively for the person or company which commissioned it ('the client') and for the specifically titled project or named part thereof referred to. This report may not be relied upon by any other party without the prior and express written agreement of Evolve Planning and Design Ltd.

Evolve Planning and Design Ltd accepts no responsibility or liability for the consequences of this report being relied upon or used for any purpose other than for the purpose for which it was specifically commissioned. Evolve Planning and Design Ltd accepts no responsibility or liability for any use or reliance upon this report by any party other than the commissioning party.

© This report is the copyright and intellectual property of Evolve Planning and Design Ltd. Any unauthorised reproduction or usage by any person other than the commissioning party is strictly prohibited.



Contents:

Page No:

1.	Introduction	1
2.	The Site & Surrounding Area	4
3.	Compliance with the Outline Consent	7
4.	Planning History	9
5.	Public Engagement	10
6.	Planning Policy Context	11
7.	Proposed Development	17
8.	Planning Compliance Assessment	21
9.	Conclusions	28



1. Introduction

- 1.1 This Planning Statement of Reserved Matters Compliance has been prepared on behalf of Cameron Homes in support of a Reserved Matters application for the delivery of 50 dwellings on Land off Kennel Lane, Witherley ("the site").
- 1.2 The application is submitted pursuant to the outline planning permission ref. 22/01190/OUT, granted in 2025, which approved outline planning consent for up to 50 dwelling at the site.
- 1.3 The outline permission established the principle of residential development on the site, together with the quantum of development and the detailed access strategy. As such, those matters are not subject to reconsideration as part of this Reserved Matters application. This submission is concerned solely with the approval of layout (including internal access), scale, appearance and landscaping, as required by Condition 1 of the outline consent:

"No development shall commence until details of the layout, scale, appearance and landscaping (hereafter called the reserved matters) have been submitted in writing to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved reserved matters."

- 1.4 The description of development for which approval is sought is:

"Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 22/01190/OUT for the erection of 50 residential dwellinghouses with access."

- 1.5 It will be shown that the proposals are in full accordance with the outline approval, relevant planning conditions and local and national policy. Accordingly, it is respectfully requested that planning permission be granted without delay.
- 1.6 This statement sets out the contents of the planning application and the proposals in a clear and informative way. It will bring together additional supporting information accompanying the planning application.
- 1.7 The material submitted in support of this application is as follows:
- Site Location Plan (2393-01), prepared by White Ridge.
 - Proposed Site Layout (2393-03) & Proposed Colour Site Layout (2393-03-01), prepared by White Ridge.

- External Materials Layout (2393-04), prepared by White Ridge.
- Surface Materials Layout (2393-07), prepared by White Ridge.
- Parking Strategy Plan (2393-09), prepared by White Ridge.
- Refuse Strategy Plan (2393-10), prepared by White Ridge.
- Storey Heights Plan (2393-11), prepared by White Ridge.
- Use and Amount Plan (2393-12), prepared by White Ridge.
- Affordable Plan (2393-13), prepared by White Ridge.
- EV Charging Plan (2393-14), prepared by White Ridge.
- Enclosure Plan (2393-15), prepared by White Ridge.
- Access and Movement Plan (2393-16), prepared by White Ridge.
- Proposed Visuals (2393-17), prepared by White Ridge.
- Proposed Sectional Streetscenes (2393-18), prepared by White Ridge.
- Detailed House Types Drawing pack, prepared by White Ridge:

House Type 622 (AH-1-622-Formal 1).

House Type 622 (AH-1-622-Formal 2).

House Type 761 (AH-2-761-Formal 1).

House Type 920 (AH-3-920-Formal 1 Plot 29).

House Type 920 (AH-3-920-Formal 1).

House Type 1158 (AH-4-1158-Formal 1).

House Type 757 (H-2-757-Brompton-Formal 1).

House Type Birch (H-3-880-Birch-Formal 1).

House Type Cardew (H-3-962-Cardew-Formal 1).

House Type Cardew (H-3-962-Cardew-Formal 6).

House Type Chapman (H-3-1004-Chapman-Formal 4).

House Type Comber (H-3-1009-Comber-Formal 1 Plot 3 & 46).

House Type Comber (H3-1009-Comber-Formal 1).

House Type Gardener (H-4-1327-Gardener-Formal 1).

House Type Heywood (H-4-1425-Heywood-Formal 2).

House Type Harrison (H-4-1695-Harrison-Formal 1).

House Type Kipling (H-4-1732-Kipling-Formal 1).

House Type Kipling (H-4-1732-Kipling-Formal 5).

- Planning Statement: Reserved Matters Compliance, prepared by Evolve (this document)
- Design and Access Statement, prepared by White Ridge.
- Ecological Mitigation and Enhancement Strategy, prepared by Red Kite.
- Biodiversity Net Gain Assessment (and accompanying metric), prepared by Red Kite.
- Arboricultural Implications Assessment, prepared by Ian Stemp Landscape Associates; including:
 - Tree Constraints Plan (25.1991.010), prepared by ISL Associates.
 - Tree Protection Plan (25.1991.020), prepared by ISL Associates.
- Landscape Management Plan (including detailed Landscape Proposals sheets 1 and 2), prepared by PDP Associates.
- Archaeological Evaluation, prepared by CFA Archaeology.
- Written Scheme of Investigation, prepared by CFA Archaeology.
- Building for a Healthy Life Assessment, prepared by White Ridge

1.8 The above documents and plans should be read in conjunction with this planning statement.

2. The Site & Surrounding Area

The Site

- 2.1 The Location Plan shows the site in its immediate context. The site is adjacent to the eastern edge of the village of Witherley, beyond Kennel Lane. It comprises a single agricultural field (arable use) and is broadly rectangular in shape.
- 2.2 The site is bound by existing residential development on its north, west and southern boundaries. The main built area of the village lies to the west of the site beyond Kennel Lane. To the east the site boundary consists of a mature hedgerow and hedgerow trees, beyond which lies open countryside.
- 2.3 The boundaries of the site consist of hedgerows and mature trees, access to the field is located in the north-western corner of the site. The eastern boundary is formed by the Witherley Brook which runs in a north-south direction and is bounded by the existing hedgerow.
- 2.4 There are no Public Rights of Way (PRoWs) within the site. Several PRoWs are in close proximity to the site and connect with the pedestrian footway network within the village and the wider vicinity.
- 2.5 The western part of the site lies within Flood Zone 1 which has the lowest probability of flooding, with the eastern part of the site lying within areas of Flood Zone 2 and 3 associated with the Witherley Brook. The site is at very low risk of surface water flooding.

The Surrounding Area

- 2.6 Witherley is located approximately 1.8km to the east of Atherstone town centre and approximately 6.4km north-west of Nuneaton town centre.
- 2.7 A wide range of services and facilities are available and accessible within Atherstone and Nuneaton, including leisure, retail, healthcare, community spaces, places of worship, pubs, restaurants and cafes and access to multi-modal public transport opportunities.
- 2.8 Witherley itself benefits from a village primary school (Witherley C of E), public house (Blue Lion), Witherley St Peter' Church and village playing field and play area.

Transport:

- 2.9 Kennel Lane, which bounds the site to the west benefits from a footway on its western side which connects into the footway network in the village. This provides pedestrian links to the services and facilities within the village and to Watling Street (to the south) where public transport can be accessed.
- 2.10 The village itself is located directly to the north of Witherley Road/Watling Street (A5) which forms part of the strategic road network and connects the village to nearby larger towns including Atherstone, Nuneaton, Tamworth and Hinkley.
- 2.11 The proposals will introduce a new footway to the eastern side of Kennel Lane, along the entire frontage of the site, which connects into the existing footway network to the north and south of the site.
- 2.12 The existing PRoW to the north and south of the site are accessible via the footway network and provide connections into the wider rural area.
- 2.13 There is an existing bus stop on Witherley Road, approximately 120m from the southern boundary of the site. This provides access to the number 6 and LC12 services, operated by Arriva, which provides an hourly service between Tamworth (via Atherstone) and Nuneaton.
- 2.14 Atherstone Railway Station is located approximately 2.4km from the site and is accessible via cycle and bus. The station provides regular services between Crewe and London, stopping at Tamworth, Lichfield, Rugeley, Stafford, Nuneaton and Rugby.

Ecology:

- 2.15 There are no sites designated for nature conservation within the site boundary.
- 2.16 There are several Sites of Special Scientific Interest (SSSI) within 2-3 km of these, including Woodlands Quarry and Boon Quarry SSSIs (both approximately 2.4km to the south), Illings Trenches SSSI (approximately 2.8km to the south) and Bentley Park Wood (approximately 3.2km to the south-west).

Heritage:

- 2.17 There are no historical designated assets within the site. The Witherley Conservation Area lies to the west of the site and covers much of the western part of the village.

- 2.18 Beyond the site there are a number of designated assets including the 'Manduessedum Roman villa and settlement with associated industrial complex' scheduled monument to the south of the village (LEN: 1017585) associated with Watling Street.
- 2.19 There are a number of listed buildings within proximity including the Grade I Listed Church of St Peter (approximately 230m to the west), Grade II The Old House (approximately 440m to the south), the Grade II Witherley Lodge and its railings (approximately 440m south-west) and Witherley House (approximately 425m south-west) and the Grade II Blue Lion Inn which is located 173m to the west.

3. Compliance with the Outline Consent

- 3.1 Outline planning permission was granted on 25th February 2025 (ref. 22/01190/OUT) for a residential development of up to 50 dwellings with access to the east of Kennel Lane, Witherley.
- 3.2 The outline planning permission includes the following approved plans that are relevant to this Reserved Matters application:
- Site Location Plan (Dwg No. 000 Rev C)
 - Illustrative Masterplan (Dwg No. 002 Rev D)
 - Proposed Site Access Plan (Dwg No. 3658-F01 Rev G)
 - Uncontrolled Crossing Signage Plan (Dwg No. 3685-F03 Rev C)
- 3.3 Section 8 will demonstrate how the reserved matters is in compliance with the approved outline planning application (Condition 1).
- 3.4 Condition 2 of the outline consent requires the submission of an application for the approval of reserved matters to be made within 18-months of the date of the outline permission (25th February 2025). This reserved matters application satisfies Condition 2
- 3.5 Condition 3 of the outline consent states that development shall not exceed 50 dwellings in total and shall be carried out in accordance with the approved site location plan. As detailed within this submission and the Design & Access Statement (DAS), the proposals are for 50 dwellings and are consistent with the approved drawings thereby satisfying condition 3.
- 3.6 The following conditions will be addressed within this Reserved Matters application, or via separate applications to discharge specific planning conditions:
- Condition 4: Reserved Matters to be in broad accordance with the approved illustrative masterplan (indicative layout – 002 Rev D).
 - Condition 5: Submission of written scheme of investigation (WSI).
 - Condition 6: Scheme of hard and soft landscaping workings including boundary treatments.

- Condition 7: Detail of existing and proposed ground levels of site and proposed finished floor levels.
- Condition 8: Submission of 'Building for a Healthy Life' assessment.
- Condition 9: EV charging scheme.
- Condition 10: Materials for elevations.
- Condition 11: Details of lighting scheme.
- Condition 12: Waste and recycling storage and collection scheme.
- Condition 13: Scheme for the investigation of potential land contamination.
- Condition 16: Submission of Construction Environmental Management Plan.
- Condition 17: Surface water drainage and foul sewage disposal scheme.
- Condition 18: Surface water management.
- Condition 19: Surface water drainage system maintenance.
- Condition 20: Infiltration testing.
- Condition 22: Ecological mitigation and enhancement strategy.
- Condition 23: Construction Traffic Management Plan.
- Condition 28: Tree and Hedge protection scheme.

3.7 Chapter 8 will demonstrate how the detailed proposals satisfy these conditions.

4. Planning History

4.1 The following provides the relevant planning history for the site:

- 22/01190/OUT – Outline planning application for up to 50 residential dwellinghouses with access – approved 25th February 2025

5. Public Engagement

5.1 Cameron Homes has engaged with the local community prior to the submission of this Reserved Matters application. Cameron Homes met with members of the Witherley and Atterton Neighbours Association (WANA) on 29th January 2026. The meeting provided an opportunity for the detailed proposals to be presented in order to seek the community's views on the plans.

5.2 A summary of key matters raised by WANA is as follows:

- Concern over localised flooding issues within the village and issues relating to the existing drainage infrastructure.
- Cameron Homes confirmed that the developable area of the site had reduced slightly following the updating of the Environment Agency's flood risk maps.
- Discussion was held of the proposed position of the SuDs features within the site and that this was due to the technical constraints of the site and represented the most appropriate location for the feature.
- Concern over the extent of the offsite highway works including the provision of a footpath linking the site to the footway along Watling Street and whether this was necessary.
- WANA's preference would be for new play equipment to be provided offsite at the existing village play area rather than having two separate play areas.

5.3 Cameron Homes held discussions with the WANA on these matters and explained how these had been addressed through the detailed proposals.

6. Planning Policy Context

- 6.1 This section provides an overview only of relevant planning policy, which is then explored in greater detail in the context of the application proposals in Sections 7 and 8.
- 6.2 In accordance with Section 38 of the Planning and Compulsory Purchase Act (PCPA), applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.3 Material considerations for any proposal are national policy and guidance contained within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) and any relevant Supplementary Planning Documents (SPDs) adopted by the Council.
- 6.4 The current adopted Development Plan for Hinkley & Bosworth Borough comprises the Core Strategy (2006-2026) which was adopted by the Council in December 2009 and the Site Allocations & Development Management Policies Development Plan Document (DPD) adopted in July 2016.

Hinkley & Bosworth Core Strategy & Site Allocations and Development Management Policies

- 6.5 The Core Strategy sets out the development strategy for the borough between 2006 and 2026. The Core Strategy was followed by a Site Allocations and Development Management DPD which identifies a number of allocations to deliver development requirements and a range of development management policies to shape proposals.
- 6.6 The following Core Strategy policies are relevant to the determination of this application:
- Policy 12: Rural Villages
 - Policy 15: Affordable Housing
 - Policy 16: Housing Density, Mix and Design
 - Policy 19: Green Space and Play Provision
- 6.7 The following Site Allocations and Development Management Policies are relevant to the determination of this application:
- Policy DM1: Presumption in Favour of Sustainable Development

- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 6.8 Policy 12 (Rural Villages) states that for Witherley, if identified problems with the A5/Kennel Lane junction can be overcome the council will allocate land for limited housing development. The policy also states that new green space and play provision will be provided to address the existing deficiencies in the quality and accessibility of green space. New development will be required to respect the character and appearance of the Witherley Conservation Area by incorporating locally distinctive features of the conservation area.
- 6.9 Policy 15 (Affordable Housing) sets out the affordable housing requirements to be applied to developments across the Borough. In rural areas, the provision of up to 40% affordable homes will be sought.
- 6.10 Policy 16 (Housing Density, Mix and Design) states that a mix of housing types and tenures having regard to the indicative mix set out within the Core Strategy and specific local needs informed by the most up to date Housing Market Assessment. Proposals within the rural areas should meet a minimum density of at least 30 dwellings per hectare.
- 6.11 Policy 19 (Green Space and Play Provision) sets out the council's standards for the provision of open space and play provision which new development will be required to meet to ensure residents have access to sufficient, high quality, accessible green spaces and play facilities.
- 6.12 Policy DM1 (Presumption in Favour of Sustainable Development) sets out the Council's approach to the application of the presumption in favour of sustainable development as set out within national policy.

- 6.13 Policy DM3 (Infrastructure and Delivery) requires development to provide additional or improved infrastructure, amenities or facilities through an appropriate funding mechanism. A Section 106 Agreement accompanies the outline planning consent and sets out the required contributions.
- 6.14 Policy DM4 (Safeguarding the Countryside and Settlement Separation) states that the countryside will be safeguarded from unsustainable development to protect its intrinsic value, beauty, open character and landscape character.
- 6.15 Policy DM6 (Enhancement of Biodiversity and Geological Interest) requires development proposals to demonstrate how they conserve and enhance features of nature conservation and geological value. Major development is required to deliver a biodiversity net gain. On site features should be retained and managed favourably to maintain their value.
- 6.16 Policy DM7 (Preventing Pollution and Flooding) states that the adverse impacts from pollution and flooding will be prevented by ensuring that development proposals do not adversely impact water quality, ecological value or drainage. All reasonable steps are taken to reduce light pollution from development proposals. The policy requires appropriate remediation of contaminated land is undertaken and that development will not contribute to poor air quality or create or exacerbate flood risk.
- 6.17 Policy DM10 (Development and Design) sets out the design criteria which new development will be expected to meet. This includes where:
- It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features.
 - The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
 - It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
 - The use and application of building materials respect the materials of existing, adjoining/neighbouring buildings and the local area generally;

- It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
 - It maximises opportunities for the conservation of energy resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
 - Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
 - An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
 - It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.
- 6.18 Policy DM11 (Protecting and Enhancing the Historic Environment) provides protection to the historic environment through the management of development which may adversely impact designated and non-designated heritage assets.
- 6.19 Policy DM12 (Heritage Assets) states that development proposals which affect heritage assets and their settings will be expected to protect or enhance the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.
- 6.20 Policy DM17 (Highways and Transportation) provides support for development which makes best use of or provides opportunities for the improvement of public transport facilities, where safe and convenient access for walking and cycling is provided. The policy also provides support for development which is located in an area where the need to travel is minimised and the use of sustainable transport is maximised.
- 6.21 Policy DM18 (Vehicle Parking Standards) requires new development to provide an appropriate level of parking.

Witherley Neighbourhood Plan

- 6.22 Witherley Parish Council progressed a neighbourhood plan over a period of several years. The plan was submitted for examination in 2023, with the examiner concluding that, subject to modifications, the plan could proceed to referendum.
- 6.23 A referendum in the neighbourhood area took place on 4th May 2023. More than half of those voting in the referendum voted against the neighbourhood plan.

The plan was therefore not made and does not form part of the development plan.

Supplementary Planning Documents

6.24 The adopted development plan is supported by several Supplementary Planning Documents (SPDs). The following are considered the most relevant to the proposed development:

- The Good Design Guide Supplementary Planning Document

National Planning Policy Framework (2024)

6.25 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied.

6.26 The Government published a revised NPPF in December 2024, which supersedes the previous iteration of the NPPF published in 2023.

6.27 Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.28 Paragraph 96 requires planning policies and decisions to aim to achieve healthy, inclusive and safe places, whilst Paragraph 93 also requires policies and decision to provide the social, recreational and cultural facilities and services the community needs.

6.29 Paragraph 117 confirms that applications should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas and to facilitate access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services.

6.30 Paragraph 131 confirms that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. On 1st October 2019 the Government published updated guidance including the National Design Guide. the Design and Access Statement set out how the proposals accord with the principles of this.

6.31 Paragraph 136 recognises that trees make an important contribution to the character and quality of urban environments and requires new streets to be tree lined and opportunities are taken to incorporate trees elsewhere in developments.

- 6.32 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies.
- 6.33 Paragraph 161 reiterates that the planning system should support the transition to net zero by 2050, taking full account of all climate impacts including overheating, water scarcity, storm and flood risk and coastal change.
- 6.34 Paragraph 182 requires major development to incorporate sustainable drainage systems to control flow rates and reduce the volume of runoff, which are proportional to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. The systems used should:
- a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards; and
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.
- 6.35 Paragraph 193 concerns biodiversity and confirms that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 6.36 Paragraph 231 confirms that the policies contained within the NPPF constitute material considerations which should be taken into account in dealing with applications from the day of its publication.

7. Proposed Development

- 7.1 This Reserved Matters application seeks approval of the layout, scale, appearance and landscaping in respect of the residential development of the site, comprising 50 dwellings together with associated open space, landscaping, play provision and ancillary infrastructure.
- 7.2 The proposals have been prepared in accordance with the approved Site Location Plan (No. 000 Rev C) and Illustrative Masterplan (No. 002. Rev D).
- 7.3 The concept and design iterations are fully explained in the accompanying Design and Access Statement (DAS). The DAS sets out the constraints and opportunities associated with the site.
- 7.4 The development will deliver an attractive, locally distinctive and sustainable extension to Witherley, providing a new and integrated community. It is Cameron Home's vision to deliver much needed market and affordable homes, providing suitable and sustainable growth that will ensure a positive, quality legacy for Witherley, to include:
- A landscape-led development comprising up to 50 homes;
 - Significant areas of public open space, including areas of equipped play, biodiversity enhancements, SuDS and amenity open space;
 - Retention and enhancement of existing landscaping supplemented by new tree and hedgerow planting to provide site wide biodiversity enhancements;
 - Provision of a high-quality pedestrian network, to ensure connectivity to the existing settlement, existing Public Rights of Way and wider countryside; and
 - A soft transition between the built-up form and wider countryside.

Housing

- 7.5 The proposals will deliver 50 dwellings on the site, including the provision of 40% (total 20) affordable dwellings. The proposal provides an opportunity to provide a mix of house types, sizes and tenures to meet identified local needs and contribute to a balanced and sustainable community. The housing mix is set out below:

		Beds					
		1	2	3	4	5	Total
Market Housing		-	1	16	11	2	30
Affordable Housing	Rented	4	4	3	-	-	11
	Share Ownership	-	2	1	1	-	4
	First Homes	-	1	4	-	-	5
Total:		4 (8%)	8 (16%)	24 (48%)	12 (24%)	2 (4%)	50

- 7.6 The built development area of the proposals includes roads, footways, private drives, incidental open space and other associated infrastructure, which makes efficient use of the site whilst also reflecting the character of residential development of the wider area.
- 7.7 All new dwellings will be two storeys, with single storey garages, as illustrated within the accompanying plans and DAS.
- 7.8 40% of all proposed dwellings (20 total) will be delivered as affordable housing (55% affordable rent, 20% shared ownership and 25% First Homes). Affordable housing has been distributed throughout the site. This provision is consistent with the requirements secured through the outline consent.

Green Infrastructure and Public Open Space

- 7.9 The proposals deliver significant areas of public open space and green infrastructure providing recreational opportunities and biodiversity enhancements. This includes:
- Significant landscaped area of public open space to the east of the site;
 - Amenity green space and species-rich meadow provision;
 - Landscaped SuDS attenuation basin incorporating areas of species-rich wetland grass seeding;
 - A connected network of walking routes and green corridors; and
 - Semi-mature tree planting and heavy standard tree planting in grassed or planted areas across the site.

- 7.10 The development also includes a range of play and recreational facilities, including:

- Local Equipped Area for Play (LEAP) to the north of the site;
- Informal natural play within green corridors and meadows; and
- A circular walking route around the site which connects into the wider footway network and to the existing Public Right of Way to the north of the site.

Access & Movement

7.11 The access and movement strategy focuses on the delivery of the following elements, consistent with national and local planning policy:

- Proposed vehicular and pedestrian access point on the western boundary;
- Proposed pedestrian and cycle movement network;
- Street hierarchy of a main street with private drives/parking courts with shared surfaces serving small clusters of development;
- Dwelling frontages to public realm to create a sense of enclosure and offering natural surveillance;
- Refuse bins are located within rear gardens with a bin collection point located to ease collection; and
- Parking strategy.

7.12 Vehicular access will be taken solely from Kennel Lane, via a new 'T-junction' arrangement at the western edge of the site, as identified on the approved site access plan.

7.13 The development provides direct pedestrian and cycle links to existing residential areas of the village to the west and the public open space and play area located within the site.

7.14 The existing public right of way is located at north-eastern edge of the site and the proposals provide connection to the PRow in the north-eastern extent of the site.

7.15 Allocated parking has been provided to the following standards:

- 1 bed dwellings = 1 space

- 2-3 bed dwellings – 2 spaces
- 4 bed dwellings = 3 spaces
- 4 bed dwellings = 4 spaces

7.16 The majority of allocated parking will be provided on-plot and is generally located to the side or front of dwellings, with parking for 4- and 5-bedroom properties including both external and internal parking spaces within either integral or external garages. In addition to allocated parking spaces, informal on-street parking is provided.

7.17 Garages have been allocated for cycle storage for the 4 and 5-bedroom properties. All other properties are provided with a shed in the rear garden, large enough for at least 2 bicycles.

7.18 Separate off-street parking (6 spaces) is proposed directly off Kennel Lane to serve plots 34-37. This is in the position of the existing field access which will be upgraded and widened to facilitate this parking area.

Attenuation

7.19 Surface water is managed through a SuDS led drainage system, including landscaped attenuation basins within the public open space. The attenuation basin is positioned in a natural low points of the site.



8. Planning Compliance Assessment

- 8.1 This reserved matters application has been prepared in accordance with the parameters and conditions established by the outline planning permission along with adopted local and national policy and guidance.
- 8.2 Condition 2 requires the submission of an application for reserved matters to be made within 18 months of the date of the outline permission and that the development will begin no later than two years after the date of the approval of the last reserved matters application to be approved. The submission of this reserved matters application satisfies the first part of Condition 2, with the remaining element of the condition to be complied with following the approval of this reserved matters application.
- 8.3 Condition 1 defines the matters reserved as the details of the layout, scale, appearance and landscaping of the development.

Use & Amount

- 8.4 The application proposes the delivery of 50 dwellings, consistent with the outline consent and as shown on the approved Illustrative Masterplan (Dwg No. 002 Rev D).
- 8.5 The proposed housing mix comprises a mix of 2, 3, 4 and 5-bedroom dwellings, delivering a balanced range of unit sizes suitable for families, downsizers and older people in accordance with Policy 16 (Housing Density, Mix and Design).
- 8.6 Affordable housing provision is secured through the S106 Agreement pursuant to the outline consent. The S106 Agreement requires 40% of the total number of dwellings to be built on the site to be provided as affordable dwellings to comprise of up to 11 properties for affordable rent, 4 shared ownership and 5 first homes.
- 8.7 As set out above (at paragraph 7.5) the proposals are within the parameters set in the S106 Agreement and aligns with Policy 15 (Affordable Housing), which requires a minimum of 40% affordable homes for residential developments within the rural areas of the borough.
- 8.8 The affordable housing has been integrated throughout the layout and provides a mix of tenures (affordable rent, shared ownership and first homes) as shown on the Affordable Plan (Dwg no: 2393-13). The tenure split is as follows:
- 11 affordable rent (4 x 1 bed, 4 x 2 bed and 3 x 3 bed) 55%

- 4 shared ownership (2 x 2 bed, 1 x 3 bed and 1 x 4 bed) 20%
- 5 first homes (1 x 2 bed and 4 x 3 bed) 25%

8.9 Overall, the proposed use and amount of development align with the outline approval, Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design).

Landscape, Green Infrastructure & Open Space

8.10 The Landscape and Visual Appraisal (LVA) submitted at outline stage has informed these reserved matters proposals. Building upon the findings of the baseline report, a number of key design considerations have informed detailed design of the proposals. These features and principles are indicated on the Landscape Management Plan and are set out in detail in the DAS.

8.11 The detailed landscape scheme is set out within the landscape management plan and associated plans. Across the development a total of 1.5 hectares of public open space will be delivered as demonstrated on the submitted landscape plans which are in general accordance with the approved Illustrative Masterplan. The provision of open space exceeds the open space requirements (set out within Core Strategy Policy 19).

8.12 The green infrastructure is provided via a large area of open space on the eastern half of the site with a corridor along the southern boundary providing a continuous green link between Kennel Lane and the large area of open space to the east. The green infrastructure strategy includes amenity green spaces, SuDS, publicly accessible meadow and grass lands and informal recreation space. Provision of this landscape and open space is demonstrated on the Detailed Landscape Proposals (Refs: c-2382-02-01, c-2382-02 Rev A).

8.13 The vast majority of existing trees and hedgerows are retained and incorporated into the layout. The landscape design has been shaped by the site's natural topography and existing character.

8.14 The scheme delivers a comprehensive play strategy, including a Local Equipped Area for Play (LEAP) together with extensive opportunities for natural play along green corridors and walking routes.

8.15 The management of the open space will be carried out in accordance with the submitted Landscape Management Plan.

8.16 The landscape details align with Policy 16 (Housing Density, Mix and Design) and Policy 19 (Green Space and Play Provision) and is in general accordance with

approved plans relating to green infrastructure including the Illustrative Masterplan. The proposals satisfy conditions 1.

Layout

- 8.17 The layout of the proposals responds to the site constraints, topography and landscape features and is in broad accordance with the Illustrative Masterplan (Dwg No. 002 Rev D) approved at the outline stage and in accordance with Condition 4. The layout follows best practice urban design principles as outline in the DAS. The layout has been designed using characteristics seen within the local area and the sites wider context.
- 8.18 The extent of the proposed development envelope is in broad accordance with that shown on the Illustrative Masterplan. As a result of more detailed drainage design, the position of the SuDS basin has subsequently moved towards the centre of the site (it was previously shown adjacent to the southern boundary on the Illustrative Masterplan). This change has resulted in less built development within the centre of the site and more development along the southern boundary (when compared with that shown on the Illustrative Masterplan). This minor change does not result in any of the built development being located within the flood zone.
- 8.19 Residential properties are arranged along the site frontage behind existing and proposed landscaping. Within the site development is arranged in small blocks, accessed off private drives with frontages to streets and public spaces, promoting natural surveillance and a high-quality public realm. Key plots are positioned to act as key focal points at the head of roads to enhance legibility and wayfinding.
- 8.20 The principal access to the site is taken from Kennel Lane, towards the southern boundary of the site and is in accordance with the access arrangements as approved with the outline permission.
- 8.21 Separate off-street parking is proposed off Kennel Lane to serve plots 34-37. This will be in the position of the existing field access, with some widening of the access to facilitate the parking spaces. The frontage parking onto Kennel Lane is consistent with the neighbouring existing properties.
- 8.22 The layout aligns with Policies DM10, DM17 and DM18 by creating a high-quality design which creates and reinforces local distinctiveness. The layout details also satisfy Conditions 3 and 4.

Scale

- 8.23 Across the outline site, an average density of 26.2 dwellings per hectare was established through the outline consent (up to 50 dwellings within 1.91 hectares of developable land). A significant proportion of the site is provided as open space and reflects the area of Flood Zone within the site which will not be developed upon. This results in the efficient use of the site while remaining sensitive to environmental constraints, landscape character and edges.
- 8.24 Density also varies across the site to respond to landscape features, the interface with open spaces and the approved Illustrative Master Plan (Dwg No. 002 Rev D). Areas overlooking green spaces or forming more prominent edges generally accommodate lower-density development, while internal streets provide for lower-density development.
- 8.25 The proposals are below the 30 dwellings per hectare for rural areas set out in Policy 16, however this is consistent with the outline consent which granted permission for up to 50 dwellings having regard to the site constraints, landscape and topography. Therefore, the proposals promote the 'effective use of land' set out in paragraph 124 of the NPPF.
- 8.26 Building heights of all dwellings proposed are two storeys, with single storey garages provided for some plots as set out on the submitted Storey Heights Plan (Dwg No: 2393-11) and within the DAS. The scale of development is therefore appropriate to its context and fully consistent with the approved illustrative masterplan.
- 8.27 Overall, the scale details accord with Policy DM10, the outline application and satisfy condition 1.

Appearance

- 8.28 The appearance of the proposals has been informed by a detailed assessment of local character as is set out within the DAS. A detailed drawing pack has been submitted and provides all detail of appearance and materials proposed. This includes external and surface materials to be used across the development.
- 8.29 Materials, architectural detailing and building forms draw on local precedents and reinforce a sense of place, in accordance with Policy 16 (Housing Density, Mix and Design and Policy SM10 (Development Design). The appearance details satisfy condition 1.
- 8.30 The appearance of the affordable dwellings has been deliberately designed to ensure that the affordable plots are indistinguishable from the open market housing.

Access & Movement

- 8.31 The primary vehicular access arrangement is fully consistent with the outline approval, with primary access taken from Kennel Lane.
- 8.32 Separate off-street parking is proposed for plots 34-37 directly off Kennel Lane. This is in place of the existing field access which will be upgraded and widened to serve these plots.
- 8.33 Internally the proposals deliver a legible and permeable movement network that prioritises pedestrian and cycle movement. This includes 2m wide footway along the main street which connects to shared surface private drives serving small clusters of properties. The proposals deliver a new footway on the eastern side of Kennel Lane, to which footways within the site connect.
- 8.34 Additionally, the footways connect into a circular walking route around the perimeter of the site and public open space. The circular pedestrian route also connects to the existing footway in the south-west corner of the site and to the PRow in the north-eastern corner.
- 8.35 Details of the access and movement are set out within the DAS and on the Access and Movement Plan.
- 8.36 The scheme provides direct and convenient links to surrounding neighbourhoods, the wider site and existing residential areas, in accordance with Policies DM10 and DM17 of the Hinkley & Bosworth Site Allocations & Development Management DPD and Paragraph 115 and 117 of the NPPF. Parking and cycle storage provision accords with Policy DM18, as set out in more detail in the DAS.

Building for Healthy Life Assessment

- 8.37 White Ridge were instructed to prepare a 'Building for a Healthy Life Assessment' as part of the reserved matters application, in accordance with condition 8. The assessment demonstrates the proposals score highly when assessed against the criteria set out in the Building for a Healthy Life design guide (July 2020).
- 8.38 The assessment satisfies condition 8 and is in accordance with national policy and Policy DM10 of the Site Allocations and Development Management DPD.

Ecology

- 8.39 Red Kite were instructed by Cameron Homes to undertake an Ecological Mitigation and Enhancement Strategy, in line with Condition 22 and Policy DM6

(Enhancement of Biodiversity and Geological Interest) of the adopted Site Allocations & Development Management Policies DPD.

- 8.40 Further, Red Kite were instructed to provide a Biodiversity Net Gain Assessment along with accompanying BNG metric. The proposals have been designed to deliver biodiversity net gain and its maintenance and management in accordance with the requirements of the outline planning permission. The proposals provide a 11.78% gain for habitats and 22.02% gain for hedgerows as set out within the Biodiversity Net Gain Assessment.
- 8.41 Subject to the adoption of the recommendations, the development would fully accord with national and local policy and condition 22.

Arboriculture

- 8.42 Ian Stemp Landscape Associates were instructed by Cameron Homes to undertake an Arboricultural Implications Assessment (AIA) in accordance with British Standards. The AIA is accompanied by a Tree Constraints Plan and Tree Protection Plan.
- 8.43 Tree and hedgerow retention and removal reflect the survey findings, with removal limited to those required to facilitate access and layout and retention prioritised where feasible. In total one Category C tree and part of a Category C hedge are to be removed to accommodate the development proposals.
- 8.44 Subject to the recommendations of the AIA, the proposal is acceptable from an agricultural perspective, satisfies condition 28 and is in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD. Any required losses will be mitigated and retained trees will be protected appropriately during construction.

Archaeology

- 8.45 CFA Archaeology were instructed by Cameron Homes to prepare a Written Scheme of Investigation (WSI) to detail the methodology for undertaking trial-trenching at the site as required by condition 5 of the outline consent. The WSI sets out the approach to trial-trenching which will be required in accordance with the Chartered Institute of Archaeologists (CIfA) standards, relevant Historic England guidance and the WSI.
- 8.46 Subject to the adoption of the recommendations in the WSI, the development would accord with national policy, Policies DM11, 12 and 13 and condition 25.

- 8.47 CFA Archaeology were instructed to prepare an Archaeological Evaluation which presents the results of the archaeological trial trenching undertaken in accordance with the WSI.

Overall Assessment

- 8.48 The quantum of development, access arrangements and broad layout of the site were fixed through the outline planning permission (22/01190/OUT). The outline consent identified layout, scale, appearance and landscape as those matters to be reserved through Condition 1. Condition 4 requires all reserved matters submissions to be in 'broad accordance with the indicative layout' illustrated on the approved Illustrative Masterplan (Dwg No: 002 Rev D).
- 8.49 These reserved matters proposals are entirely consistent with the broad parameters established at the outline stage and therefore the proposals accord Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD. The detailed layout, access arrangements, scale, landscaping and green infrastructure therefore respond only to the requirements of outline consent.
- 8.50 When assessed against the NPPF, Hinkley & Bosworth and the conditions of the outline permission, the reserved matters proposals are fully policy compliant. The scheme delivers a landscape led, residential development with significant green infrastructure, accessible open space, inclusive housing and strong connections to the wider area.

9. Conclusions

- 9.1 Outline consent for the development of up to 50 dwellings was granted in February 2025, with details of the layout, scale, appearance and landscaping reserved for subsequent reserved matters application(s).
- 9.2 As demonstrated within this statement and the submitted materials, these reserved matters proposals are entirely consistent with applicable local and national policy and the outline consent.

